

1 BILL NO. R-83-07-08

2 DECLARATORY RESOLUTION NO. R-57-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 July 5, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Ground is situated in part of the
11 west half of Section 33, T30N, R12E,
12 Allen County, Indiana, adjacent to
13 Indiana State Road No. 3. Commence
14 at the intersection of State Road 3
15 by the south line of said Section 33,
16 as defined by the centerline of a
17 public road known as Dalman Road;
18 thence generally northeast along the
19 west right of way line of said Route 3
20 approximately 420 feet to the point
of beginning; thence generally north-
east along the west right of way line
of said Route 3 600 feet; thence gen-
erally west approximately 1,085 feet;
thence generally south approximately
545 feet; thence generally east approxi-
mately 815 feet to the approximate point
of beginning; containing 11 acres plus
or minus one acre;

21 said property more commonly known as 8710 Indianapolis Road, Fort
22 Wayne, Indiana 46899;

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECITON 1. That, subject to the requirements of Sec-
29 tion 2 below, the property hereinabove described is hereby de-
30 signated and declared an "Urban Development Area" under I.C.
31 6-1.1-12.1.
32

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(a) An affirmative ("Do Pass") recommendation by the Fort Wayne Redevelopment Commission, after due hearing, analysis and study in accordance with the provision of Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended; and

(b) Final confirmation hereof by due passage upon the final vote hereon.

SECTION 2. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Stier, seconded by _____, and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 7-12-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. R-57-83 on the 23rd day of August, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

CITY CLERK

Ray A. Ebert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of August, 1983, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy

CITY CLERK

Approved and signed by me this _____ day of _____ 19____, at the hour of _____ o'clock _____ M., E.S.T.

WIN MOSES, JR.

MAYOR

NO. 40

1953

RECEIVED FROM James J. [unclear]

100.00 DOLLARS

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00

[Signature]

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

- | | |
|--|---|
| <p>1. Address of Property _____
 <u>8710 Indianapolis Road</u>
 <u>Fort Wayne, IN 46899</u></p> <p>Street Boundaries (if applicable) _____
 <u>N/A</u></p> <p>2. Legal Description of Property _____
 <u>See attachment.</u></p> <p>3. Township <u>Wayne</u></p> <p>4. Taxing District <u>Wayne 95</u></p> <p>5. Current Zoning District <u>M2</u></p> <p>6. Variance Grant (if any) <u>N/A</u></p> <p>15. Current Use of Property</p> <p> (a) How is property presently used? <u>Manufacture chrome plated plastic parts.</u></p> <p> (b) What structure(s) (if any) are on the property? <u>A pre-engineered building with 160,000 square feet.</u></p> <p> (c) What is the condition of this structure/these structures? <u>Excellent</u></p> <p>16. Current Assessment on Land and Improvements</p> <p> (a) What is the amount of latest assessment? <u>\$623,300</u></p> <p> (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) <u>Land - \$40,600 and improvements - \$582,700.</u>
 <u>Total tax paid for 1982 - \$46,606.92.</u></p> | <p>7. Owner(s) _____
 <u>Hoover Universal, Inc.</u></p> <p>8. Address of Owner(s) _____
 <u>825 Victors Way</u>
 <u>Ann Arbor, MI 48104</u></p> <p>9. Telephone Number _____
 <u>313/665-1500</u></p> <p>10. Agent of Owner (if any) _____
 <u>None</u></p> <p>11. Address <u>--</u></p> <p>12. Telephone Number <u>--</u></p> <p>13. Relationship of Agent to Owner <u>--</u></p> <p>14. Instrument Number of Commitments or Covenants Enforceable by City (if any) <u>None</u></p> |
|--|---|

17. Description of Project Transfer our plastic molding manufacturing operation out of our plant in Mount Vernon, Ohio and into our Fort Wayne facility.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Late July
- (b) When is completion expected? Late October
19. Cost of project (not including land cost) \$400,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 370
- (b) What kind of work will employees be engaged in? Manufacturing plastic molded parts and chrome plating them.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 120
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) Higher water pressure will be required.
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The plant is located within an Industrial Park area.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? N/A
- (b) Will the project improve or replace a deteriorated or obsolete structure? No

(c) Will the project preserve a historically or architecturally significant structure? No.

(d) Will the project contribute to the conservation and/or stability of a neighborhood? This move will reduce our cost and make us more competitive in our markets..

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? No

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

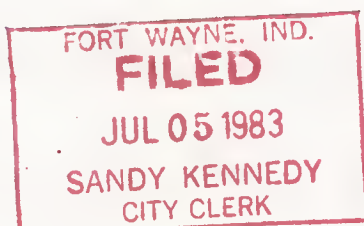
25. Financing on Project

What is the status of financing connected with the project?
Parent company will finance the project.

I hereby certify that the information and representations on this Application are true and complete.

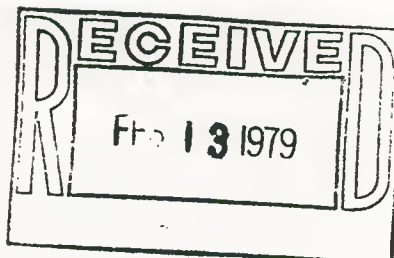
J. D. Haplin
Signature(s) of Owner(s)
General Manager for the Coatings Division

6-29-83
Date



423-7173
LACPA MYER

PURCHASE AGREEMENT



THIS AGREEMENT, made this 2nd day of February, 1979, by and between BAER FIELD INDUSTRIAL PARK, a joint venture composed of LNC Land Sales, Inc., an Indiana corporation and Baer Field Park, Inc., an Indiana corporation (said joint venture being hereinafter referred to as "Seller"), and ROGATE INDUSTRIES, INC., an Ohio corporation ("Buyer").

W I T N E S S E T H:

WHEREAS, Seller is the owner of a certain tract of ground consisting of 11 acres more or less located in the County of Allen, State of Indiana, which tract of ground is situated in part of the west half of Section 33, T30N, R12E, Allen County, Indiana, adjacent to Indiana State Road No. 3 and roughly described as follows, to-wit:

#2 Commence at the intersection of State Road 3 by the south line of said Section 33, as defined by the centerline of a public road known as Dalman Road; thence generally northeast along the west right of way line of said Route 3 approximately 420 feet to the point of beginning; thence generally northeast along the west right of way line of said Route 3 600 feet; thence generally west approximately 1,085 feet; thence generally south approximately 545 feet; thence generally east approximately 815 feet to the approximate point of beginning; containing 11 acres plus or minus one acre (hereinafter "land" or "property").

WHEREAS, Seller desires to sell and Buyer desires to purchase the land on the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the foregoing premises and intending to be legally bound, the parties agree as follows:

1. Sale and Purchase of Property. Seller agrees to sell and convey and Buyer agrees to purchase the land, together with all right, title and interest of Seller in and to land lying in the beds of any streets, avenues, alleys or passages, opened or proposed, bounding or abutting the land, and all right, title and interest of Seller in and to any unpaid award for damage to the land by reason of change of grade of any street, together with all right,

BILL NO. R-83-07-08

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ A Declaratory Resolution designating an "Urban Development
~~ORDINANCE~~
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
R. J. Schomburg

Concurred 8-23 J. Kessely

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-83-07-08DEPARTMENT REQUESTING ORDINANCE City Clerk's OfficeSYNOPSIS OF ORDINANCE Enlargement of the present facility and the
creation of 120 new jobs to Fort Wayne.EFFECT OF PASSAGE 120 new jobs will be created in Fort Wayne.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00 (not including
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-07-08
Tax Abatement - Hoover Universal, Inc.

Background

On July 12, 1983, Declaratory Resolution No. 83-07-08 was introduced in City Council requesting designation of the property located at 8710 Indianapolis Road, Fort Wayne, Indiana as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-32 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The property commonly known as 8710 Indianapolis Road

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. Hoover Universal, Inc., is proposing to remodel and expand their present building in or to accommodate the transfer of their Ohio plastic molding manufacturing operation to Fort Wayne. They will expand their machinery assets by approximately 2.1 million dollars.
2. Their expansion program is expected to create three hundred permanent jobs. One hundred and twenty of the three hundred will be new jobs for Fort Wayne.

Councilman James S. Stier
Page 2
August 10, 1983

3. The project address the intent of the City of Fort Wayne, Indiana Municipal Code under Division 6, Article II, Chapter 2, as Amended, and I.C. 6-1.1-12.1 as follows:
 - a. Lack of development
 - b. Cessation of growth
 - c. Effective utilization of under utilized land
 - d. Neighborhood conservation and stabilization
 - e. Increase of employment

If you need any additional information, please contact the Redevelopment Commission.

GEW/jw
enclosures
cc: Sandra Kennedy ✓
City Clerk

RESOLUTION NO. 83-32

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983 at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to

express their views with respect to said Declaratory Resolution,
and

WHEREAS, the Commission requested all persons desiring
to file written remonstrances or objections to do so at said meeting;
and

WHEREAS, the Commission has heard all persons who have
expressed views or voiced any objections to said Declaratory Resolution,
has considered their objections so voiced, and therefore, the
Commission prepared to take final action on said Declaratory Resolution;
and

WHEREAS, the Commission, after careful consideration
of comments and objections made at said hearing and upon further
review of the entire proceedings, finds that the following described
parcel of real estate lies within a geographic area located within
the corporate limits of the City of Fort Wayne which is undesirable
for, or impossible of, normal development and occupancy because
of a lack of development, cessation of growth, deterioration of
improvements or character of occupancy, age obsolescence, substandard
buildings or other factors which have impaired values or prevent
a normal development of property or use of property, or lies within
an area where a facility or a group of facilities that are technologically
economically, or energy obsolete are located and where the obsolescence
may lead to a decline in employment and tax revenues, to wit:

Ground is situated in part of the west half
of Section 33, T30N, R12E, Allen County, Indiana,
adjacent to Indiana State Road No. 3. Commence
at the intersection of State Road 3 by the south line
of said Section 33, as defined by the centerline of
a public road known as Dalman Road; thence generally
northeast along the west right of way line of said
Route 3 approximately 420 feet to the point of
beginning; thence generally northeast along the
west right of way line of said Route 3 600 feet; thence
generally west approximately 1,085 feet; thence
generally south approximately 545 feet; thence generally
east approximately 815 feet to the approximate point
of beginning; containing 11 acres plus or minus one
acre;

said property more commonly known as 8710 Indianapolis Road, Fort Wayne, Indiana 46899; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate
- (4) for a period of five (5) years after the date on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on August 8, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By 
Robert L. Thompson, Jr., President

By _____
Irwin C. Bandemer, Secretary

ATTEST:


Gary E. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 29, 1983

Hoover Universal, Inc.
825 Victors Way
Ann Arbor, MI 48104

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1